

**Fort McPherson Zoning and Land Use Blueprint
Community Workshop -March 10, 2010
Survey Results**

Overview: 66 surveys were returned. Percentages reflect responses based on the 66 surveys. Responses represent how many people selected that answer. Percentages are out of 66 surveys. Responses may not total 66 and percentages may not total 100% due to questions left blank.

	<u>Percentage</u>
1. Are you a resident of any of the following?	
a. NPU R	14%
b. NPU S	21%
c. NPU X	5%
d. City of East Point	30%
e. Other: _____	15%

Respondent Comments:

- ✓ *Former resident, current property owner*
- ✓ *NPU M Old Fourth Ward*
- ✓ *Own property, Former Resident NPU X*
- ✓ *Bolton Rd area*
- ✓ *NPU N*
- ✓ *College Park, GA 30337*

	<u>Percentage</u>
2. How long have you lived in your current neighborhood?	
a. 0-2 years	14%
b. 3-5 years	8%
c. 6-10 years	14%
d. 10+ years	59%

	<u>Percentage</u>
3. Are you a non-resident owner of property in any of the following?	
a. NPU R	5%
b. NPU S	8%
c. NPU X	6%
d. City of East Point	15%
e. Does not apply	41%

Percentage

4. Do you own or operate a business in the following?

- | | |
|---------------------------------------|-----|
| a. NPU R | 5% |
| b. NPU S | 5% |
| c. NPU X | 5% |
| d. City of East Point | 9% |
| e. I do not own or operate a business | 65% |

Respondent comments on the types of businesses owned:

- ✓ *Home Base*
- ✓ *Owner of shopping center*
- ✓ *Corporate Real Estate Broker*
- ✓ *Funeral Home*
- ✓ *Real Estate- Home Based*
- ✓ *Shopping Center*
- ✓ *Commercial Real Estate*
- ✓ *Vacant Building*
- ✓ *5 rentals 1 commercial lot*

5. What is your opinion of the overall zoning intents for Fort McPherson?

STATEMENT OF INTENT	AGREE	DISAGREE	NO OPINION
1. Preserve, protect and foster the redevelopment of Fort McPherson.	86%	3%	5%
2. Formulate a plan that is realistic and financially feasible.	94%	2%	0%
3. Preserve and protect Fort McPherson's historic buildings and sites.	88%	5%	5%
4. Create a world class multi-modal research and development park.	74%	3%	17%
5. Provide for a range of housing types.	80%	5%	8%
6. Encourage a compatible mixture of uses.	95%	0%	0%
7. Create an environment where people can live, work, meet and play.	92%	2%	2%
8. Integrate activities and uses with the surrounding community.	86%	2%	35%
9. Promote pedestrian safety.	91%	2%	2%
10. Encourage the use of MARTA and other public transit.	83%	2%	8%
11. Encourage shared parking and alternative modes of transportation (Carpools, bicycles, shared cars).	83%	2%	5%
12. Provide for a safe and accessible trail and park system.	88%	2%	2%
13. Provide for a regional Special Events area.	73%	8%	11%
14. Allow for appropriate and distinct entry features.	82%	2%	8%

Respondent Comments:

- ✓ *Want the Research and Development aspect to benefit the youth in and around the area. Hope the Research is EDUCATION.*
- ✓ *Would like to see a Green Tech Center*
- ✓ **What about the golf course?*
- ✓ ***Day lighting Utoy Creek: Needs to be a study/environmental impact*
- ✓ *Shuttle Service*
- ✓ *Regarding the Special Events Area: Do not want anything that brings in influx of auto. Need more information on Special Events area and plans for adequate and suitable parking. Need more information on what benefits are planned for the surrounding area/community*
- ✓ *Fully elaborate on "Research and Development Park"*
- ✓ *Walking*
- ✓ *Could we have the Arts festival, Black Arts festival or our own Ft. Mac Arts festival like Inman Park*
- ✓ *This zone should also be used for housing developments that are affordable to all and clean and should be promoting healthy environments.*
- ✓ *Interior area should also be preserve as well*
- ✓ *What about Golf Course?*
- ✓ *Grocery store?*
- ✓ *Current surrounding community needs development; I don't any current activities worth integrating into.*
- ✓ *No business that interfere with our well-being*
- ✓ *World Class means increase tax for current resident*
- ✓ *We know that some of the current homes on Womack and McClland is not going to be up to date with is proposed for Fort McPherson. Will there be money granted for the current home owners to upgrade their home. Grant money no loan. We have seen so much gentrification. Why should we be forced to move. We want to remain in the city. We choose to live here for the same reason developers want to rebuild.*
- ✓ *Regarding integrating activities and uses with the surrounding community. How can that be done when many of homes are very old*
- ✓ *Regarding providing for a safe and accessible trail and park system. A park that age 0-100 can use*
- ✓ *Regarding the Special Events Area: Too much traffic/noise for the resident*
- ✓ *Ensure traffic impacts are considered, provide for interim uses that community residents can control, i.e. Community gardens, job training, etc.*
- ✓ *I would really like to see a major tourist attraction in that space (museum, botanical garden, children's museum, water park-small scale, organic gardening educational center)*
- ✓ *Disagree with redevelopment. Keep Ft McPherson*
- ✓ *Limitation of uses, no gas station, No Liquor Stores, No Auto part Stores,*

6. What is your opinion of the zoning intents for the Historic District?

STATEMENT OF INTENT	AGREE	DISAGREE	NO OPINION
1. Preserve the historic physical pattern of the District.	85%	6%	3%
2. Encourage rehabilitation and adaptive reuse of historic structures.	85%	3%	3%
3. Ensure that new development is compatible with the historic character while allowing contemporary design.	82%	5%	6%
4. Protect the Parade Ground as a community space.	80%	2%	8%

Respondent Comments:

- ✓ *What is meant by public area*
- ✓ *As opposed to privately owned*
- ✓ *Regarding the Protection of the Parade Ground as a community space. Community space should be community*
- ✓ *I would like for the community building (1) to be used as a community center.*
- ✓ *Questions are vague. Preserve- who controls reuse-private or comm. owners. Community use in same area.*
- ✓ *These questions 5 and 6 are not very meaningful since they are taken out of context of other options. Re: Spratt comment *Why would someone buy the parade ground and continue to allow free Access*
- ✓ *Historic community space to be used as a community center*
- ✓ *Book store, Gourmet shop - ? Barber shop- no boarding houses, shelters*
- ✓ *The Parade Ground should remain green*
- ✓ *Regarding ensuring that new development is compatible with the historic character while allowing contemporary design. Are we in a historic district? Because Where Sherman March through Atlanta he had to enter either from Womack Ave or McClelland.*
- ✓ *The city should ensure that at least some of the bids are provided as a public space through ownership retention by the City for the community*
- ✓ *Leaving interiors intact in historic district; protect usage*
- ✓ *Do not prohibit private ownership of parade ground. Require private owner to maintain green space to benefit the public*
- ✓ *I think that existing homes should remain as single homes. I would suggest that perhaps administrative offices can be rehabilitation and adaptive reuse.*
- ✓ *Limit the number of eating establishments in the Historic A-I Subarea*
- ✓ *Walking Tours of the Historic area*
- ✓ *Preserve the historic bldg inside/outside,*
- ✓ *Day Spa/Spa Shop(bookstore)*
- ✓ *Assisted Living (Residential of all ages*
- ✓ *Bed and Breakfast Inns*
- ✓ *Community Center*

7. Please check (✓) the box to the left of any principal use that you think is **SUITABLE** for the **A-I Subarea**.

A-I PERMITTED PRINCIPAL USES					
✓	Residential	✓	Commercial	✓	Office-Institutional
78%	Single family dwellings	68%	Bed and breakfast inns	80%	Museums, galleries, and similar cultural facilities
70%	Two-family dwellings	73%	Eating and drinking establishments	59%	Offices, studios, and clinics (except veterinary)
55%	Multifamily dwellings	59%	Personal service establishments		
		61%	Specialty shops		

Please list any **ADDITIONAL PRINCIPAL USES** you would like to see in the A-I Subarea.

- ✓ *Library*
- ✓ *Children's Theatres*
- ✓ *No nail shops*
- ✓ *No barbershops*
- ✓ *No Hair Salon*
- ✓ *Gas station*
- ✓ *Should remain strictly residential*
- ✓ *Use of single family and duplex should remain as is*
- ✓ *Bed and Breakfast permitted*
- ✓ *Eating and drinking establishments, personal service establishments, specialty shops- not in residential*
- ✓ *No secondary living quarters*
- ✓ *With or without permission?*
- ✓ *Multifamily dwellings-Must maintain character interior and external*
- ✓ *Concerned that eating and drinking establishments are not disturbing of the quietness of residential areas. Control of hours of use that are consistent with residential nature.*
- ✓ *Office, studios, and clinics (except veterinary)- small scale only*
- ✓ *I would like to see these historic structures to be within reason. Make the buildings more "green" and energy efficient.*
- ✓ *Bookstore*
- ✓ *Automotive service shops*
- ✓ *Multi movie complex*
- ✓ *Bicycle Rental Shops*
- ✓ *Assisted living*
- ✓ *Community meeting space*
- ✓ *Gymnasium*
- ✓ *Limitation on inside structure remodel*
- ✓ *Restriction on bars and alcohol*

- ✓ *Limit on homeless housing*
- ✓ *Preserve as family*
- ✓ *Limit motorized vehicles*
- ✓ *Churches or places of worship*
- ✓ *Community Business Center (Fax, copy, etc.)*
- ✓ *Limit the number of commercial uses*
- ✓ *Weatherization/ Energy Efficiency/ Green Building*
- ✓ *No rooming houses*
- ✓ *Offices, studios, and clinics (except veterinary) – in the offices area*
- ✓ *Bookstore*
- ✓ *Bookstore*
- ✓ *Gourmet shop*
- ✓ *Coffee House*
- ✓ *Shops and nurseries*
- ✓ *Doctor's offices*
- ✓ *Schools – medical schools- the USA is lacking in the number of doctors. This could expand the field and contribute to more doctors in our future. We can decrease the shortage.*
- ✓ *Hospital*
- ✓ *Eating and drinking establishments, personal service establishments- limit*
- ✓ *Limit # - not a whole row of law offices or chiropractors*
- ✓ *No nail shops, no beauty supplies stores etc*
- ✓ *Limit the usage-Eating and drinking establishments*
- ✓ *No Check Cashing Venues*
- ✓ *No Gas Stations*
- ✓ *No liquor stores*
- ✓ *Current residences should remain residential SF and MF*
- ✓ *Current office use should be mixed use or condo*
- ✓ *SF Residential next door to commercial is not compatible*
- ✓ *No liquor stores in the personal service establishments*
- ✓ *Grocery store such as Whole Foods, Publix, Quality stores that are currently unavailable in the existing area.*
- ✓ *Mini shopping plaza*
- ✓ *Library*
- ✓ *No wing places. Places that will offer healthier food choices*
- ✓ *No nail salon*
- ✓ *Bookstore*
- ✓ *Internet café*
- ✓ *Recreation center for all ages 0-100*
- ✓ *A learning center- people can learn skills of basic computer, resume writing, continuing adult education class*
- ✓ *A place for people to take classes like ballroom dancing*

- ✓ *Youth Art and Design school/studio*
- ✓ *Youth Recreation Center*
- ✓ *Single family dwellings, Two-family dwellings, Multifamily dwellings- Must be mixed income with affordable Housing provided*
- ✓ *Community meeting/rec. center*
- ✓ *Consideration of a community land trust*
- ✓ *No fast food, limited amount based on parking*
- ✓ *Community center with specific purpose that ties into history*
- ✓ *One of the homes converted into a museum home furnished historically to demonstrate how it was when it was originally built*
- ✓ *A park w/ children's playground equipment*
- ✓ *Senior Citizen home*
- ✓ *Recreation centers*
- ✓ *Restaurants*
- ✓ *Dance Studios*
- ✓ *Production Companies*
- ✓ *Where will the Grocery store be?*
- ✓ *Music Venue*
- ✓ *Camp- Boy scouts*
- ✓ *Revival Religious Retreat*
- ✓ *Sports Park for Youth*

8. Please check (✓) the box to the left of any accessory use that you think is SUITABLE for the A-I Subarea.

A-I PERMITTED ACCESSORY USES			
✓		✓	
58%	Greenhouses, garden sheds, private garages, and similar structures	36%	Structures necessary for active construction projects
39%	Secondary living quarters	62%	Devices for the generation of renewable energy (solar panels, wind generators, etc)
61%	Swimming pools, tennis courts, and similar structures	52%	Home occupation

Please list any **ADDITIONAL ACCESSORY USES** you would like to see in the A-I Subarea.

- ✓ 9-hole golf course
- ✓ Tool shed
- ✓ With or without permission??
- ✓ Community garden
- ✓ Can this be on an approval basis so that "junk" is not built
- ✓ Gym- smaller scale LA Fitness Bally's/Crunch gym
- ✓ Community center or outdoor use
- ✓ Facilities for recreational purposes
- ✓ Swimming pools, tennis courts, and similar structures- who will have access
- ✓ More outdoor park with pretty flowers, setting areas
- ✓ Swimming pools, tennis courts, and similar structures- PUBLIC
- ✓ Community garden
- ✓ Devices for the generation of renewable energy (solar panels, wind generators, etc) – [wind generators]
No. too big. Need to show design.

9. Do you Agree, Disagree, or have No Opinion about the Special Uses in the A-I Subarea?

SPECIAL USES	AGREE	DISAGREE	NO OPINION
Child care nurseries, day care centers, kindergartens, and similar facilities	58%	29%	2%
Churches, synagogues, mosques, and other religious worship facilities	53%	32%	6%
Outdoor Enterprises including festivals and craft shows	64%	18%	5%
Civil, service, garden, neighborhood, or private clubs	67%	18%	5%
Colleges and universities	53%	33%	6%
Personal care homes and rehabilitation centers	39%	44%	8%
Nursing homes	44%	38%	6%
Parks, playgrounds, or community centers	73%	15%	2%
Private schools	35%	45%	8%

Respondent Comments:

- ✓ Churches, synagogues, mosques, and other religious worship facilities- One of each
- ✓ With permission?
- ✓ Child care nurseries, day care centers, kindergartens, and similar facilities- Will it be a public or private
- ✓ Churches, synagogues, mosques, and other religious worship facilities- A church can move into a structure that is currently a church
- ✓ No nude clubs
- ✓ Satellite offices and uses
- ✓ Nursing homes- small
- ✓ Private Schools- small

10. Please check (✓) the box to the left of any principal use that you think is **SUITABLE** for the A-II Subarea.

A-II PERMITTED PRINCIPAL USES					
✓	Residential	✓	Commercial	✓	Office-Institutional
48%	Multi-family dwellings	68%	Eating and drinking establishments	45%	Child care centers and Kindergartens
58%	Live-work units	52%	Personal service establishments	45%	Clinics, except veterinary
		53%	Retail establishments	56%	Community Centers
				48%	Institutions of higher learning
				67%	Museums, galleries, and similar cultural facilities
				53%	Non-profit clubs or lodges sponsored by a civic or similar organization
				53%	Offices and studios
				41%	Public and Private Schools
				29%	Supportive Housing

Please list any **ADDITIONAL PRINCIPAL USES** you would like to see in the A-II Subarea.

- ✓ *Supportive Housing- I do not want this to be here*
- ✓ *Job Training*
- ✓ *Medical school*
- ✓ *Tear down NCO Cottages/old buildings*
- ✓ *No Supportive Housing*
- ✓ *No Homeless Shelters*
- ✓ *No liquor stores*
- ✓ *Limited Beauty supply stores and nail salons*
- ✓ *Limit # of fast food restaurants in the area*
- ✓ *I do not support supportive housing in addition to what is required*
- ✓ *No nail shops*
- ✓ *We do not need too many eating places, especially unhealthy food choices*
- ✓ *Book stores*
- ✓ *Internet café*
- ✓ *No nail shop*
- ✓ *No supportive housing*
- ✓ *Independent senior citizen living*
- ✓ *A small animal vet clinic is okay with no boarding*
- ✓ *Clinics, except veterinary- Why not [veterinary]?*
- ✓ *Institutions of higher learning- small*
- ✓ *Public and Private schools- small*

- ✓ *Transitional Housing*
- ✓ *No public/private schools*

Please list any other information that you think is helpful as we revise the zoning blueprint for Fort McPherson.

- ✓ *Would like a tour of Mac. Want to see...*
- ✓ *The City of East Point is underrepresented @ today's meeting. It would be beneficial to see how East Point is affected by the new Blueprint within each District since Lee Street runs into Main Street.*
- ✓ *Hope to see Better representation from East Point city Leaders and/or council members.*
- ✓ *Have a section including how the terminology is to be interpret, such as accessory, or personal service establishments*
- ✓ *What should we as resident need to do in case all of this is squash and some else buy (big developer) because no one has told us what we need to do. We do not want to be rip from our homes.*
- ✓ *Will there be grant money for the resident that live outside the base so that our homes can be brought up to date. That will go along with what is planned for Ft. McPherson redevelopment*
- ✓ *Is Womack Ave historical? Because some General could have live in our homes.*
- ✓ *Petition to review the BRAC Decision*
- ✓ *Atlanta must support*
- ✓ *Encourage air traveler MARTA use*
- ✓ *Special tax incentives to promote*
- ✓ *Relocate state and federal offices here*
- ✓ *Shuttle to MARTA Rail*